

## **Planning Commission Written Comments**

**April 12, 2011**

### **NC 54 Office Plan Amendment/A1100002**

Mr. Brine – Please see my comments under zoning case Z1100002.

Ms. Brown – I voted approval.

Mr. Davis – I approve the plan amendment change though it is not consistent with the development plan. The proposed future land use to not adversely affect the surround users not the healthy, safety or welfare of the public.

Mr. Harris – Vote for motion to approve.

Mr. Jacobs – I am in support of this plan amendment. It is improbable that this infill lot would be developed as low density residential given the size of this lot, surrounding development patterns and its location directly along 54. Office use would be a good transitional use between the office park to the west and the residential neighborhood to the east.

Mr. Jones - -I vote approval.

Mr. Kimball – I have a concern with the run-off on the east side of the site. A resident appeared and stated that he “had to grade his property in order to mitigate flooding on the rear” of his property. He also stated that his neighbors also have to deal with run-off issues at present. The houses on the east side of the site may have to contend with additional run-off with 50% impervious surface unless there is adequate run-off (storm water) control.

Mr. Martin – Yes, Best use of Parcel being land use in line with surrounding area.

Mr. Whitley – The decrease in residential land use is not significant. This change will only increase traffic volume by 808 daily and could bolster this area as a employment center. I vote to approve.

Mr. Winders – Voted approved.